088.0	0001	0013.A	1 of 1	Apartment
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	13,457,500	/	13,457,500
USE VALUE:	13,457,500	/	13,457,500
ASSESSED:	13,457,500	/	13,457,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		SYMMES RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIGHTVIEW ARLINGTON LLC
Owner 2:	
Owner 3:	
Street 1:	218 NORTH CHARLES ST SUITE 220
Street 2:	
Twn/City:	BALTIMORE
St/Prov:	MD Cntry: Own Occ:
Postal:	21201 Type:

PREVIOUS OWNER

Owner 1:	ARLINGTON 360LLC -
Owner 2:	-
Street 1:	1420 SPRING HILL RD SUITE 420
Twn/City:	MCLEAN
St/Prov:	VA Cntry:
Postal:	22102

NARRATIVE DESCRIPTION

This parcel contains 80,072 Sq. Ft. of land mainly classified as Shared Livin with a Assist Livin Building built about 2013, having primarily Wood Shingle Exterior and 69800 Square Feet, with 90 Units, 45 Baths, 45 3/4 Baths, 6 HalfBaths, 80 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	H	HOSPITAL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
125	80072.000	9,374,200	33,300	4,050,000	13,457,500
Total Card	1.838	9,374,200	33,300	4,050,000	13,457,500
Total Parcel	1.838	9,374,200	33,300	4,050,000	13,457,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 192.80 | /Parcel: 192.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 313700
GIS Ref:
GIS Ref:
Insp Date: 11/18/18

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0001-0013.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	125	FV	9,362,900	33300	80,072.	4,050,000	13,446,200	13,446,200	Year End Roll	12/18/2019
2019	125	FV	8,829,400	0	80,072.	4,050,000	12,879,400	12,879,400	Year End Roll	1/3/2019
2018	125	FV	8,829,400	0	80,072.	4,050,000	12,879,400	12,879,400	Year End Roll	12/20/2017
2017	125	FV	8,829,400	0	80,072.	4,050,000	12,879,400	12,879,400	Year End Roll	1/3/2017
2016	125	FV	7,946,400	0	80,072.	4,050,000	11,996,400	11,996,400	Year End	1/4/2016
2015	125	FV	7,850,700	0	80,072.	4,050,000	11,900,700	11,900,700	Year End Roll	12/11/2014
2014	125	FV	4,126,300	0	80,072.	4,050,000	8,176,300	8,176,300	Year End Roll	12/16/2013

!15981!

PRINT

Date	Time
12/11/20	05:38:32

LAST REV

Date	Time
02/25/20	14:29:57

danam

USER DEFINED

Prior Id # 1:	313700
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 15981

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARLINGTON 360 L	60178-85		10/4/2012	Change>Sale	2,490,000	No	No		Sophie Bremis d.o.d. 11/13/2016 bk 749 pg109
SYMMES REDEVELO	57988-297		12/1/2011	Forclosure	5,200,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2019	1184	Renovate	72,000	C				
1/11/2017	40	Renovate	24,000	C				
6/7/2013	825	Manual	30,000					
6/7/2013	824	Manual						
4/5/2013	494	Manual	212,000					
2/15/2013	215	New Buil	9,903,104					ASSISTED LIVING FA
12/28/2012	1696	Foundati	750,000					ASSISTED LIVING FA

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2018	Measured	DGM	D Mann
9/17/2018	Left Notice	PH	Patrick H
4/3/2017	I & E Return	MM	Mary M
4/19/2016	I & E Return	MM	Mary M
7/17/2013	Info Fm Prmt	EMK	Ellen K
7/17/2013	Info Fm Prmt	EMK	Ellen K
7/17/2013	Info Fm Prmt	EMK	Ellen K
7/11/2013	Whole Card	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
125	Shared Livin		80072		Sq. Ft.	Site		0	0.	0.00	AG																
125	Shared Livin		90		No. of Un	Site		0	71,500.	0.63	AG									4,050,000						4,050,000	

Total AC/HA:	1.83820	Total SF/SM:	80072	Parcel LUC:	125	Shared Livin	Prime NB Desc:	APT GOOD	Total:	4,050,000	Spl Credit		Total:	4,050,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	09 - Assist Livin		
Sty Ht:	4 - 4 Story		
(Liv) Units:	90	Total:	90
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2013	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	5 - Lino/Vinyl		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	11 - Wall Unit		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	100

BATH FEATURES

Full Bath	45	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	45	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	6	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	3.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	3.6	%

CALC SUMMARY

Basic $ / SQ:	77.00
Size Adj.:	0.80000001
Const Adj.:	1.48252857
Adj $ / SQ:	91.324
Other Features:	598980
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	8983612
Depreciation:	323410
Depreciated Total:	8660202

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units:	8

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	80	BRs:	0	Baths:	45	HB	6

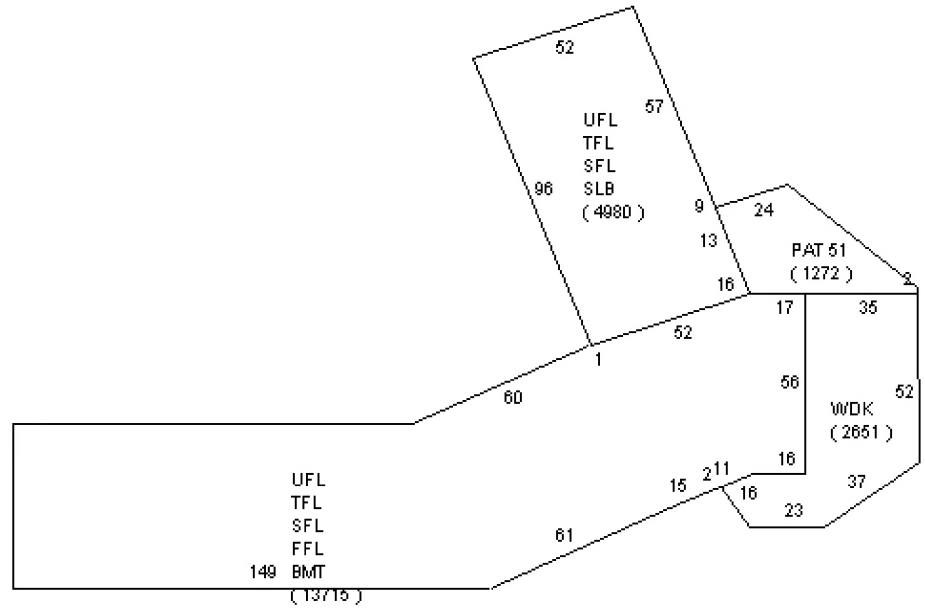
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
80	1		
Totals			
80	80		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	18,695	91.320	1,707,298
TFL	Third Floor	18,695	91.320	1,707,298
UFL	Upper Floor	18,695	91.320	1,707,298
BMT	Basement	13,715	27.400	375,752
FFL	First Floor	13,715	91.320	1,252,506
SLB	Slab	4,980	9.130	45,479
WDK	Deck	2,651	9.450	25,064
PAT	Patio	1,272	3.770	4,799
	Net Sketched Area:	92,418	Total:	6,825,494

Size Ad	69800	Gross Are	92418	FinArea	69800

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	110.50
Special Features:	714000	Val/Su Net:	101.43
Final Total:	9374200	Val/Su SzAd	134.30

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 088.0-0001-0013.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
61	Elev-Pas	D	S	2	5X5	A	AV	2013	15,000.00	T	4.8	125			714,000			714,000
85	Paving	D	Y	1	20000	A	AV	2013	1.75	T	5	125			33,300			33,300

More:	N	Total Yard Items:	33,300	Total Special Featues:	714,000	Total:	747,300